

PRESS RELEASE

Warsaw, 22nd August 2024

TRADEMARC SELLS COMPLETED WAREHOUSE NEAR WARSAW

Trademarc, a logistics platform providing a single entry-point to Warsaw, Central and Eastern Europe’s most important industrial hub, co-owned and managed by Griffin Capital Partners, has sold a 37,590 sqm Built-to-Suit (BTS) warehouse located in Teresin, west of Warsaw.

The warehouse, developed in phases, initially delivered 24,800 sqm of space in June 2021, with an additional 12,790 sqm completed last year, underscoring the tenant's commitment to this strategic location. The property is fully leased to a distributor of globally recognized FMCG brands, small household appliances, and HoReCa products, and has been tailored to the tenant's specific needs. Situated in Teresin, the third zone of the Warsaw region, the facility offers excellent access to key transportation hubs. It is located near the national road DK92, approximately 26 km from A2 Motorway junction, and about a 40-minute drive from Warsaw.

Auri Benatar, Executive Director at Trademarc Property Fund, commented: *“The logistics market in Poland remains resilient despite temporary setbacks in the overall economic performance of the European Union. As one of the fastest-growing markets in Europe, Poland offers state-of-the-art and sustainable logistics facilities, attracting both reputable tenants and investors alike. BTS Warsaw West, developed to the specific needs of the tenant, also meets rigorous environmental and technological standards. We remain confident about the future prospects of the Polish industrial and logistics market and will continue to screen the market for new attractive investment opportunities”*

The project has received a BREEAM certificate at the Very Good level. Developed in collaboration with Panattoni, the project was customized to meet tenant’s requirements, including enhanced fire resistance above 4000 MJ/sqm, a clear height of 12 meters, and a controlled temperature zone of approx. 2,106 sqm. The tenant has also co-invested in the location, furnishing the automated sorting system and contributing towards roof enhancement for PV installation.

Łukasz Toczek, Senior Vice President, Investments at Griffin Capital Partners, adds: *“By carefully monitoring the Polish market, we see numerous new, attractive investment opportunities emerging. Therefore, we are altering our strategy towards divesting stabilized and yielding assets and converting the proceeds into new projects that reflect a new market equilibrium point. The logistics and warehouse sector remains highly attractive, offering significant growth and profit potential for our investors.”*

The buyer and transaction amount have not been disclosed. Rymarz Zdort, SKJB and JLL have advised the Seller during the disposal process.

About Griffin Capital Partners

Griffin Capital Partners is the largest privately-owned investment and asset manager in private equity and real estate in CEE, Germany and other selected countries in the EU. It is the region's most active and innovative investor of its kind in the CEE region. It is a recognized private equity and real estate leader, originating and introducing innovative concepts and formats to the market. With a strong track record and extensive private equity and real estate know-how, it is a one-stop-shop for international investors willing to invest in the CEE, Germany and other selected Western European markets. Partners at Griffin Capital Partners have a long and successful track record of investing and asset managing in Europe and the US. The gross asset value of Griffin-managed investments across eighteen different platforms exceeds EUR 8 billion with a total invested equity of over EUR 4 billion.

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